

COSA \_\_\_\_\_ HAS BEEN ACCEPTED BY \_\_\_\_\_  
 (date) \_\_\_\_\_ (number) \_\_\_\_\_  
 If no plats are filed, plan will  
 expire on \_\_\_\_\_  
 1st plat filed on \_\_\_\_\_

# PRELIMINARY OVERALL DEVELOPMENT PLAN

ESTATE LOT AREA  
 100 lots @ 1.0-1.5+ ac.  
 133 acres + or -  
 PROPOSED UNIT 6

REVISED 10-15-96 / ROAD P

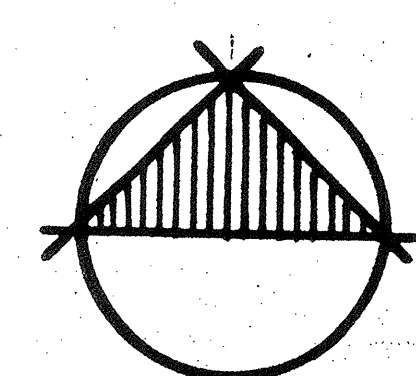
## PRELIMINARY 1st SUMMARY

Large Lots 1 ac. +	212
Large Lots 1 ac. -	50
TOTAL (sub).....	262
Small Lots 50's	260
60's	365
60's-70's	330
70's-80's	215
TOTAL (sub).....	1160
TOTAL.....	1432
(on total net of 610 ac.)	

## LAND USE SUMMARY

Estate Area	330 ac.
Single Family	280 ac.
Ped. ingress & egress (flood areas)	50 ac.
Special Use	34 ac.
Park (5)/other	9 ac.
Entry 281/others	7 ac.
Parkways	30 ac.
Misc. drainage	4 ac.
TOTAL ACRES	744 ac.

- INDICATES UNIT ENTRY ACCESS
- INDICATES MAJOR ENTRIES
- INDICATES UNIT AREAS
- INDICATES APPROX LIMITS OF 100 YR. FLOOD



SCALE: 1" = 400'



**BRAD GALO**  
 15903 Wolf Creek  
 San Antonio, TX 78232

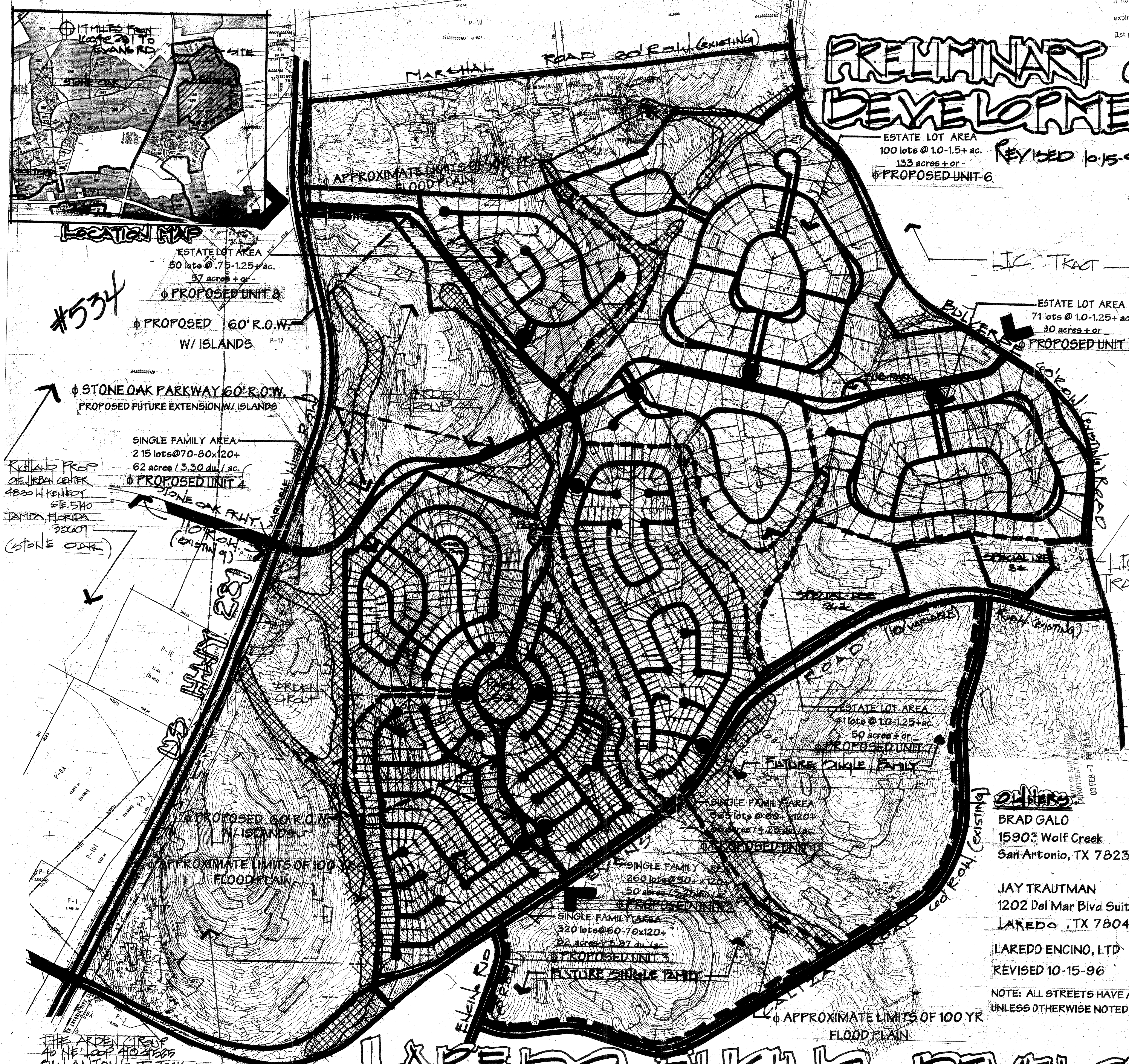
**JAY TRAUTMAN**  
 1202 Del Mar Blvd Suite 3  
 LAREDO, TX 78041

**LAREDO ENCINO, LTD**  
 REVISED 10-15-96

NOTE: ALL STREETS HAVE A 50' STREET R.O.W.  
 UNLESS OTHERWISE NOTED

COSA \_\_\_\_\_ HAS BEEN ACCEPTED BY \_\_\_\_\_  
 (date) \_\_\_\_\_ (number) \_\_\_\_\_  
 If no plats are filed, plan will  
 expire on May 16, 1998  
 1st plat filed on \_\_\_\_\_

# LAREDO ENCINO DEVELOPMENT



**LOCATION MAP**  
 1.7 MILES FROM  
 10012 281 TO  
 EVANG RD

ESTATE LOT AREA  
 50 lots @ .75-1.25+ ac.  
 37 acres + or -  
 PROPOSED UNIT 4

PROPOSED 60' R.O.W.  
 W/ ISLANDS

SINGLE FAMILY AREA  
 215 lots @ 70-80x120+  
 62 acres / 3.30 du / ac.  
 PROPOSED UNIT 4

RYLAND PROP  
 ONE URBAN CENTER  
 4830 W. KENNEDY  
 STE 540  
 TAMPA, FLORIDA  
 33607  
 (STONE OAK)

PROPOSED 60' R.O.W.  
 W/ ISLANDS

APPROXIMATE LIMITS OF 100 YR  
 FLOOD PLAIN

SINGLE FAMILY AREA  
 260 lots @ 50-120+  
 50 acres / 3.25 du / ac.  
 PROPOSED UNIT 7

SINGLE FAMILY AREA  
 320 lots @ 60-70x120+  
 82 acres / 3.87 du / ac.  
 PROPOSED UNIT 3

FUTURE SINGLE FAMILY

THE ARDEN GROUP  
 40 NE LOOP 410 #100  
 SAN ANTONIO, TX 78216

174-654

VRP # 04-04-082



RECEIVED  
01 JUN 20 PM 14:10  
OFFICE OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

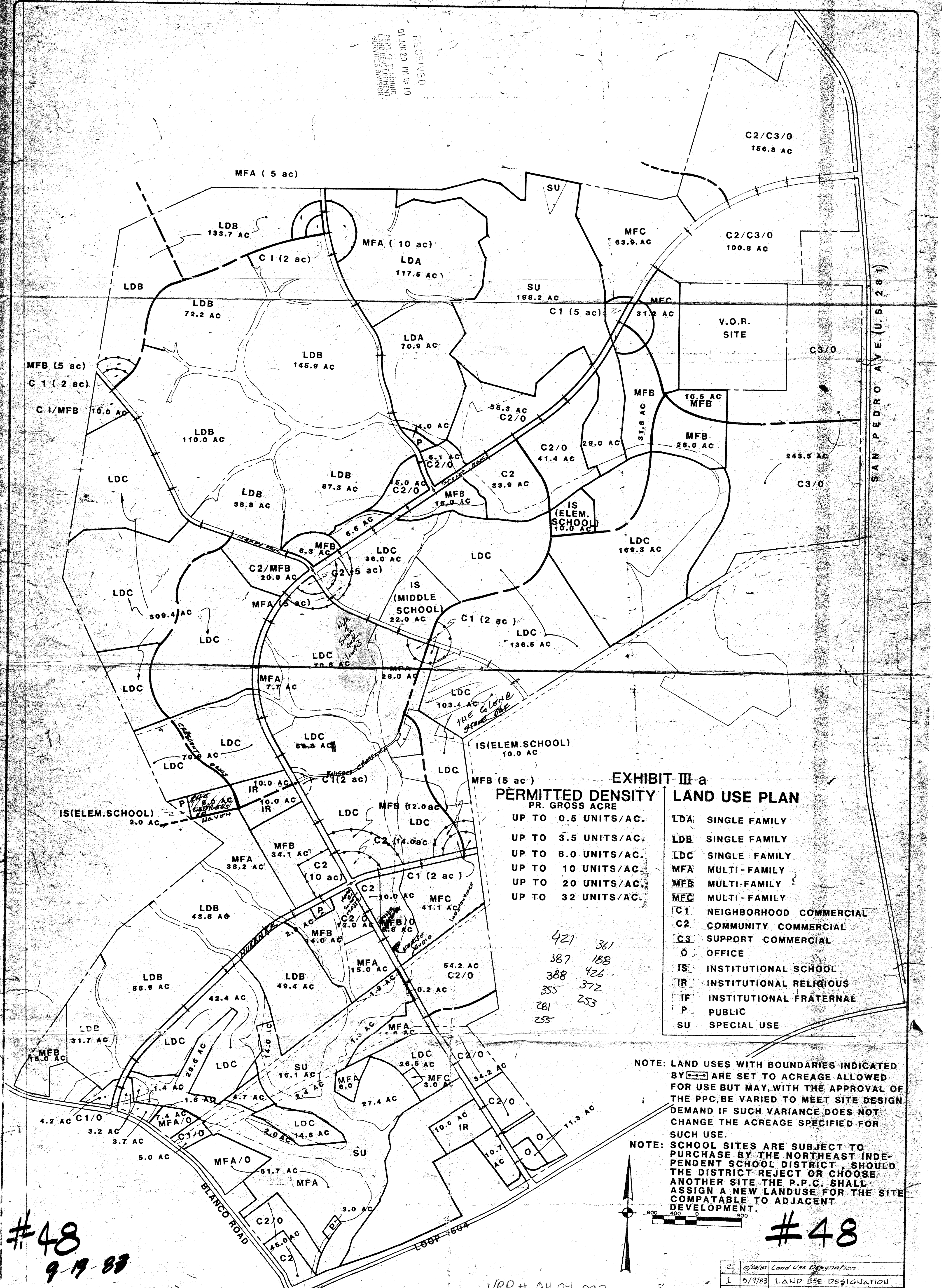


EXHIBIT III a  
PERMITTED DENSITY LAND USE PLAN

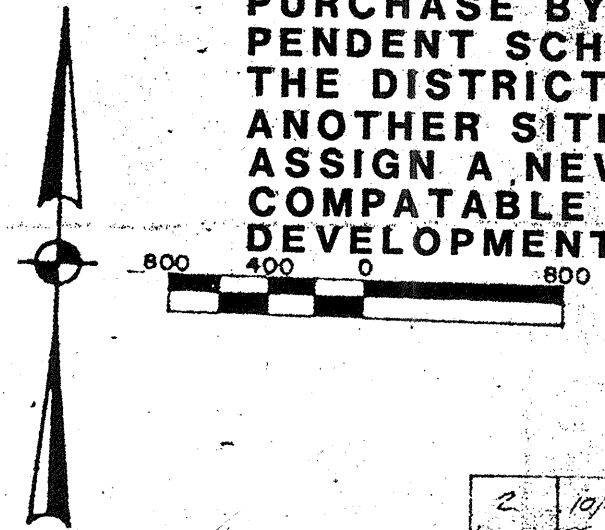
PR. GROSS ACRE  
UP TO 0.5 UNITS/AC.  
UP TO 3.5 UNITS/AC.  
UP TO 6.0 UNITS/AC.  
UP TO 10 UNITS/AC.  
UP TO 20 UNITS/AC.  
UP TO 32 UNITS/AC.

421 361  
387 188  
388 426  
355 372  
281 253  
255

- LDA SINGLE FAMILY
- LDB SINGLE FAMILY
- LDC SINGLE FAMILY
- MFA MULTI-FAMILY
- MFB MULTI-FAMILY
- MFC MULTI-FAMILY
- C1 NEIGHBORHOOD COMMERCIAL
- C2 COMMUNITY COMMERCIAL
- C3 SUPPORT COMMERCIAL
- O OFFICE
- IS INSTITUTIONAL SCHOOL
- IR INSTITUTIONAL RELIGIOUS
- IF INSTITUTIONAL FRATERNAL
- P PUBLIC
- SU SPECIAL USE

NOTE: LAND USES WITH BOUNDARIES INDICATED BY [ ] ARE SET TO ACREAGE ALLOWED FOR USE BUT MAY, WITH THE APPROVAL OF THE PPC, BE VARIED TO MEET SITE DESIGN DEMAND IF SUCH VARIANCE DOES NOT CHANGE THE ACREAGE SPECIFIED FOR SUCH USE.

NOTE: SCHOOL SITES ARE SUBJECT TO PURCHASE BY THE NORTHEAST INDEPENDENT SCHOOL DISTRICT, SHOULD THE DISTRICT REJECT OR CHOOSE ANOTHER SITE THE P.P.C. SHALL ASSIGN A NEW LANDUSE FOR THE SITE COMPATABLE TO ADJACENT DEVELOPMENT.

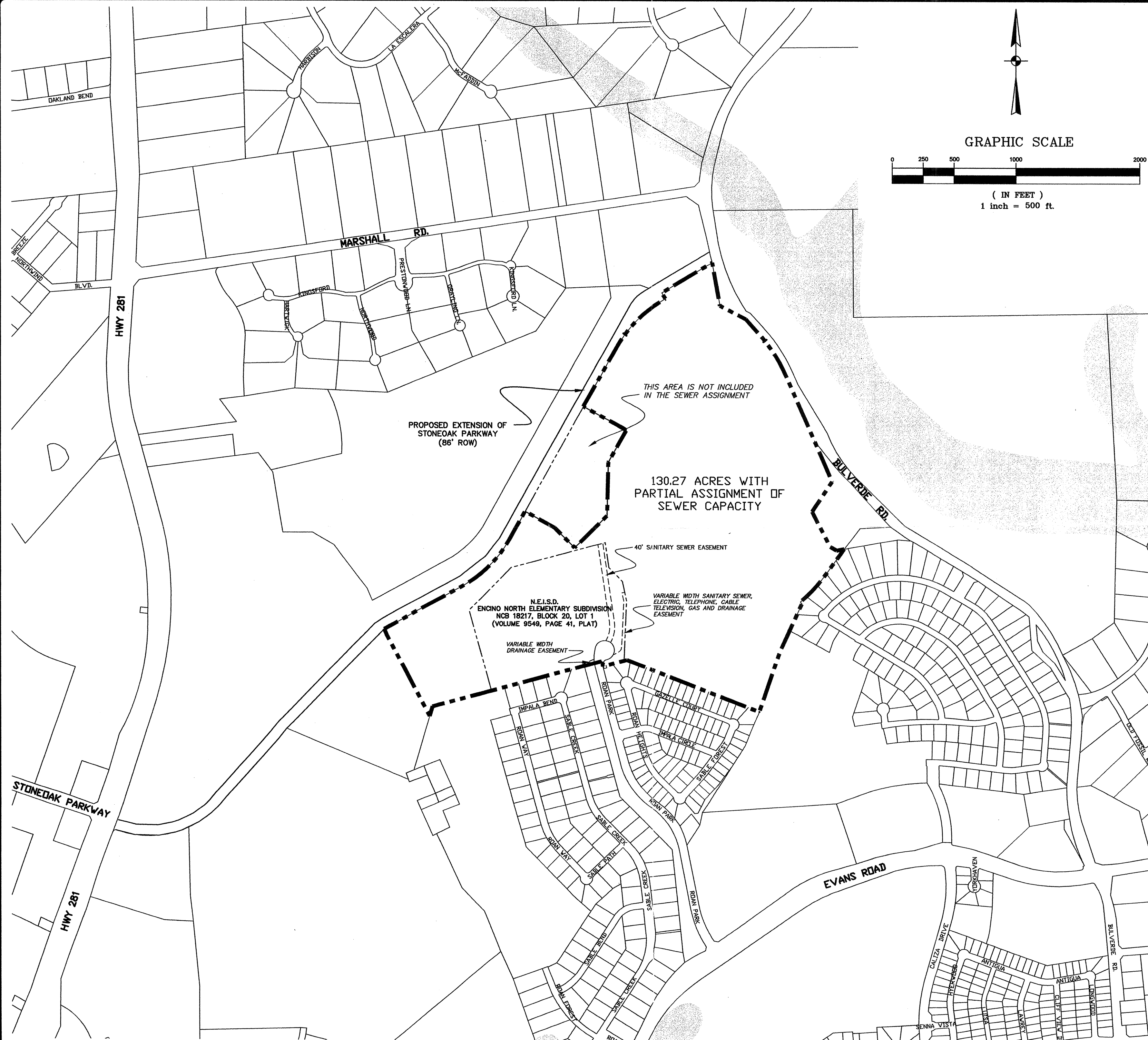


#48  
9-19-83

#48

VRP # 04-04-082







City of San Antonio  
New  
**Vested Rights Permit**  
**APPLICATION**

CITY ATTORNEY'S OFFICE  
SAN ANTONIO, TEXAS

MAR 16 2004

RECEIVED

Permit File: # 04-08-087  
Assigned by city staff

Date: \_\_\_\_\_

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete this application and attach 2 maps of the property and 2 sets of all supporting documents.

**Note: All Applications must have a Site Map showing the Area Boundary (Attached).**

Owner/Agent: North East Independent School District Phone: (210) 804-7270 Fax: (210) 804-7272

Address: 8961 Tesoro Drive, Ste. 300, San Antonio, TX Zip code: 78217

Engineer/Surveyor: Overby Descamps Engineers, Inc. Phone: (210) 828-3520 Fax: (210) 828-3599

Address: 11815 Warfield, San Antonio, TX Zip code: 78216

Name of Project: Encino North Elementary School & Seventh (7<sup>th</sup>) High School Complex

1. Site location or address of Project: Southwest corner of the intersection of Bulverde Road and the future extension of Stone Oak Parkway
2. Council District 9 ETJ Over Edward's Aquifer Recharge? (X) yes ( ) no
3. What is the specific purpose of this Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.

Construction of a High School

4. What is the date the applicant claims rights vested for this Project? March 16, 1998
5. What, if any, construction or related actions have taken place on the property since that date? The property which is the subject of this application consists of 130.27 acres. A Partial Assignment of Sewer Capacity was made for this property on June 15, 1999. North East Independent School District platted 24.60 acres as the Encino North Elementary Subdivision (Plat No. 000452) NCB

Permit File # 04-07-081

18217, Block 20, Lot 1 (Volume 9549, Page 41) and then constructed the Encino North Elementary School. The balance of the property is going to be developed into the Seventh (7<sup>th</sup>) High School.

6. By what means does the applicant claim rights vested for this Project? Please specify all that may be applicable.

• **PERMIT**

Type of Permit: \_\_\_\_\_ Date of Application: \_\_\_\_\_

Permit Number: \_\_\_\_\_ Date issued: \_\_\_\_\_

Expiration Date: \_\_\_\_\_ Acreage: \_\_\_\_\_

• **MASTER DEVELOPMENT PLAN (MDP) (Formerly POADP)\***

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: \_\_\_\_\_ # \_\_\_\_\_

Date accepted: \_\_\_\_\_ Expiration Date: \_\_\_\_\_ MDP Size: \_\_\_\_\_ acres

• **P.U.D. PLAN**

Name: \_\_\_\_\_ # \_\_\_\_\_

Date accepted: \_\_\_\_\_

• **Plat Application**

Plat Name: \_\_\_\_\_ Plat # \_\_\_\_\_ Acreage: \_\_\_\_\_

Date submitted: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

(Note: Plat must be approved within 18 months of application submittal date).

• **Approved Plat**

Plat Name: \_\_\_\_\_ Plat # \_\_\_\_\_ Acreage: \_\_\_\_\_ Approval Date: \_\_\_\_\_  
recording Date: \_\_\_\_\_ Expiration Date: \_\_\_\_\_ Vol./Pg. \_\_\_\_\_

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• **Other**

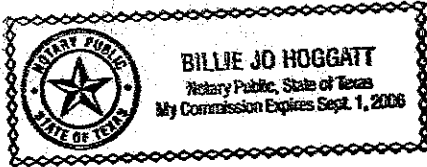
City Ordinance No. 65396, for the collection and treatment of wastewater generated from the real property.

**NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.**

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: Garrett J. Sullivan Signature: [Signature] Date: March 8, 2004

Sworn to and subscribed before me by Garrett J. Sullivan on this 8<sup>th</sup> day of March in the year 2004, to certify which witness my hand and seal of office.



Permit File # 04-04082

Billie Jo Hoggatt  
Notary Public, State of Texas

City of San Antonio use

Permit File: # \_\_\_\_\_  
Assigned by city staff

Date: \_\_\_\_\_

☒ Approved

☐ Disapproved

Review By: [Signature]

Date: 9-5-09

Comments: As of June 16, 1999 for a  
SCHOOL PROJECT. THE ONLY  
DATE INDICATED IN THE SUPPORTING  
DOCUMENTATION AS THE DATE THE "SCHOOL"  
PROJECT COMMENCED IS THE DATE AUTHORITY  
ASSIGNED BY THE ASSIGNOR, RNCIN-219, LTD.  
AND ASSIGNEE, WEIRD TO TRANSFER  
SEVERAL CAPACITY RIGHTS TO HAVE THE  
WEIRD TO COMMENCE THE SCHOOL PROJECT.  
As of March 16, 1998  
As per city meeting comments

04 MAR 11 AM 7:43  
OFFICE OF PLANNING  
AND DEVELOPMENT



City of San Antonio

DEV. SERVICES

**Vested Rights Permit** -5 A b 30  
**APPLICATION**

Permit File: #VRP 04-02-082

Received: March 16, 2004

**RECOMMENDATION OF THE CITY ATTORNEY'S OFFICE**

***CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION***

***Not Subject To Disclosure  
Under Any Open Records or Public Disclosure Law***

***The City Attorney's Office recommends the Development Services Department decide this application in the following manner:***

**X Approval      ☐ Disapproval      ☐ Return to Applicant**

***Again, this is the recommendation of the City Attorney's Office. It is not and shall not be taken as nor substituted for the decision of the Director of the Development Services Department.***

Reviewed By:

  
Norbert J. Hart  
Assistant City Attorney

Date: April 2, 2004

**Comments:** Recommend that vested rights be approved for a school project effective June 16, 1999. The only date indicated in the supporting documentation as the date the "school" project commenced is the date mutually agreed by the assignor, ENCIN-219, Ltd. and assignee, NEISD to transfer sewer capacity rights to allow the NEISD to commence the school project.

EXH. BIT "A-1"



Executive Director  
Construction Management  
and  
Engineering Department

*North East Independent School District*

8961 TESORO DRIVE - SAN ANTONIO, TEXAS 78217-6216

July 14, 2004

Mr. Florencio Pena  
Director - Development Services Department  
City of San Antonio  
1901 South Alamo Street  
P.O. Box 839966  
San Antonio, TX 78283-3966

Re: Planning Commission Agenda Item #50 - Vested Rights Permit # 04-04-082 Appeal for  
North East Independent School District

Dear Mr. Pena,

North East Independent School District is satisfied with the City of San Antonio's decision regarding Vested Rights Permit # 04-04-082 (i.e., vested under the 1997 Tree Ordinance) and requests that Agenda Item #50 be pulled from the Planning Commission Agenda.

Thank you for your consideration in this matter.

Sincerely,

Garrett J. Sullivan, Executive Director  
Construction Management and Engineering

DEV SERVICES  
2004 JUL 14 P 2:04